

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		CROSS ST, ARLINGTON

## OWNERSHIP

Owner 1:	KRESL TIMOTHY B		
Owner 2:			
Owner 3:			
Street 1:	1 CROSS ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	MARCOUX DONALD -		
Owner 2:	-		
Street 1:	35 HENDERSON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## **NARRATIVE DESCRIPTION**

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Asbestos Exterior and 1050 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	
Total AC/HA:	0.09871			Total SF/SM:	4300		Parcel LUC:	101	One Family		Prime NB Desc:	ARLINGTON							Total:	439,199		Spl Credit			Total:	439,200	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4300.000	270,000	1,000	439,200	710,200		15888
							GIS Ref
Total Card	0.099	270,000	1,000	439,200	710,200	Entered Lot Size	GIS Ref
Total Parcel	0.099	270,000	1,000	439,200	710,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		676.38	/Parcel: 676.3	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	270,200	1000	4,300.	439,200	710,400	710,400	Year End Roll	12/18/2019	PRINT	
2019	101	FV	228,700	1000	4,300.	466,600	696,300	696,300	Year End Roll	1/3/2019		Date
2018	101	FV	228,700	1000	4,300.	340,400	570,100	570,100	Year End Roll	12/20/2017	12/10/20	17:30:16
2017	101	FV	222,900	0	4,300.	296,500	519,400	519,400	Year End Roll	1/3/2017		
2016	101	FV	222,900	0	4,300.	252,500	475,400	475,400	Year End	1/4/2016	LAST REV	
2015	101	FV	207,700	0	4,300.	247,000	454,700	454,700	Year End Roll	12/11/2014	Date	Time
2014	101	FV	207,700	0	4,300.	203,100	410,800	410,800	Year End Roll	12/16/2013	10/22/19	10:46:14
2013	101	FV	168,600	0	4,300.	193,200	361,800	361,800		12/13/2012	danam	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

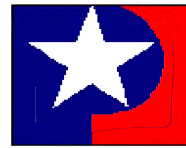
[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	Missed Appt.	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/29/2012	Info Fm Prmt	MM	Mary M
5/8/2012	MLS	EMK	Ellen K
1/12/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
10/1/1981		MS	

**Sign:** \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	15888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

